



City of Carmel

CARMEL PLAN COMMISSION AGENDA

APRIL 19, 2005

6:00 P.M.

City Hall, 2nd Floor
One Civic Square
Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements, & Department Concerns
- H. Public Hearings:

1h. Docket No. 05020033 DP/ADLS:

Riverview Medical Park, Lot 3 - Fifth Third Bank

The applicant proposes to construct a financial institution with associated parking and landscaping. The site is located at the southeast corner of 146th St. and Hazel Dell Pkwy. The site is zoned PUD/Planned Unit Development.
Filed by Traci Preble of GPD Associates.

2h. Docket No. 05020034 DP/ADLS: Carmel Townhomes

The applicant seeks to create 56 single family attached units on 4.4 acres and seeks the following subdivision waiver:

Docket No. 05020035 SW: 20G 5.1 (F)(4) - Building Width

The applicant seeks to reduce the required unit width from 22 feet to 20 feet. The site is located at 1335 W. Main Street and is zoned OM.
Filed by Kenny Windler of Ryland Homes.

3h. Docket No. 05020036 DP/ADLS: Indiana Members' Credit Union

The applicant seeks Development Plan and ADLS approval to construct a financial institution. The site is located at 4790 E. 96th Street and is zoned B3 (Business).
Filed by E. Davis Coots for Indiana Members Credit Union.

4h. Docket No. 05020019 PP: Murphy Hall

The applicant seeks to plat 82 lots on 55.327 acres and seeks the following subdivision waiver:

Docket No. 05020022 SW: SCO 6.03.19(4) – Access to Arterials

The applicant seeks to reduce the 200 foot buffer area be to 40 feet. The site is located at the NW corner of W. 141st Street and Towne Road and is zoned S1 Residential – Very Low intensity.

Filed by Jim Shinaver for Estridge Development Co.

5h. Docket No. 05020028 PP: Runyon Hall

The applicant seeks to plat 58 lots on 39.08 acres and seeks the following subdivision waiver:

Docket No. 05020029 SW: 06.03.19 (4) - Access to Arterials

The applicant seeks to reduce the 200 foot buffer area adjacent to 146th Street to 35 feet. The site is located at 5333 E 146th Street and is zoned S1 Residential.

Filed by Jim Shinaver for Estridge Development Co.

6h. Docket No. 05020024 PP: Pine Creek - Primary Plat & Subdivision Waivers (TABLED)

~~The applicant seeks to plat a residential subdivision of 5 lots on 10.25 acres±. The applicant also seeks the following subdivision waivers:~~

~~**05020025 SW** SCO Chapter 6.03.20 private street~~

~~**05020026 SW** SCO Chapter 6.03.07 cul de sac length~~

~~**05020027 SW** SCO Chapter 6.03.03 street alignment/stub streets~~

~~The site is located northeast of 116th Street and Hoover Road. The site is zoned S1/Residential Estate.~~

~~Filed by Rodney Kelly of Roger Ward Engineering for Bear Lake Trading Co.~~

**7h. Docket No. 05020038 Z and 05020039 DP/ADLS:
Jackson Square Planned Unit Development**

The applicant seeks to rezone 7.3 acres from B6/Business to PUD/Planned Unit Development for the purpose of creating a two story commercial building and 38 townhomes in 7 residential buildings. The site is located at SE corner of 136th Street and Pro Med Lane.

Filed by Paul Reis for Justus Home Builders.

8h. Docket No. 05030026 Z: Old Town Block Rezone

The applicant seeks to rezone a block in Old Town from various zoning districts to C-2/Old Town District. The site is bound by Main Street, Range Line Road, First Street SE, and First Avenue SE.

Filed by the Carmel Department of Community Services & Redevelopment Commission.

I. Old Business:

1i. Docket No. 05010043 DP/ADLS: Shoppes at Providence

The petitioner proposes two new 3-story commercial/residential buildings and related parking, signage, and landscaping. The site is located at 12700 Old Meridian Street and is zoned OM/V - Old Meridian/Village Zone.
Filed by Dave Leazenby for Providence Commercial Properties, LLC.

2i. Docket No. 05010042 DP/ADLS: Specialty Risk International

The petitioner proposes a new office building and related parking, signage, and landscaping. The site is located immediately west of 501 Congressional Blvd and is zoned B6/Business.
Filed by Elizabeth Hobbs of Krieg DeVault for Specialty Risk International.

3i. Docket No. 05010045 DP: Traditions on the Monon

The petitioner proposes 135 townhomes and related parking, signage, and landscaping. The site is located at the northwest corner of 136th Street and Range Line Road and is zoned PUD.
Filed by Sean Sullivan for Centex Homes.

4i. Docket No. 05020023 OA: Amendment, C-1 and C-2 Zoning Districts

The applicant seeks to Amend Chapters 20E: *C-1 City Center* and 20F: *C-2 Old Town*, in order to modify the development standards.
Filed by the Carmel Department of Community Services.

J. New Business:

1j. Docket No. 05040011 ADLS Amend: Payless Liquors

The applicant seeks to remodel the structure exterior and add new signage. The site is located at 445 Rangeline Road and is zoned B2/Business.
Filed by Charles D. Key for C&L Management Inc.

K. Adjournment